

City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit	SUP #2016-0093
Approved by Planning and Zoning:	January 24, 2017
Permission is hereby granted to:	AB/FH Alexandrian Hotel Owner, LLC
to use the premises located at:	480 King Street
for the following purpose:	see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

January 24, 2017

Date

Karl Moritz
Karl Moritz, Director

Department of Planning and Zoning

DATE: January 24, 2017

TO: Alex Dambach, Division Chief
Land Use Regulatory Services, Department of Planning and Zoning

FROM: Ann Horowitz, Urban Planner III
Department of Planning and Zoning

SUBJECT: Special Use Permit #2016-0093
Administrative Review for a Change of Ownership
Use: Restaurant
Applicant: AB/FH Alexandrian Hotel Owner LLC
Location: 480 King Street
Zone: KR/King Street Retail

Request

Special Use Permit #2016-0093 is an administrative request to change the ownership of an existing restaurant from CLPF Old Town Operating Company, LLC to AB/FH Alexandrian Hotel Owner, LLC. The business would continue operating as a full-service restaurant in the former Hotel Monaco, which the applicant will operate as The Alexandrian Hotel. The restaurant would continue to operate under the trade name of Jackson 20. No additional changes are proposed. The 150-seat restaurant would operate between 7 a.m. to 1:30 a.m., daily and the outdoor dining area would be open between 7 a.m. to 10:30 p.m., daily. The restaurant serves on-premises alcohol. No delivery vehicles operate from the restaurant and live entertainment is not provided.

Background

The restaurant has been subject to several docketed and administrative SUP approvals over the years. City Council approved Special Use Permit #931 in 1973 for a 228-room hotel with a 300-seat restaurant at 480 King Street. As constructed, the hotel contained two restaurants with a total of 300 seats. City Council approved SUP #1905 in 1986 to enclose a portion of the restaurant that was located in the hotel courtyard. The restaurant hours were expanded through City Council approval of SUP #2176-A in 1990 and SUP #2176-B in 1991. On August 21, 2002, staff administratively approved SUP #2002-0075 to re-organize space in the restaurant and allow seating on the sidewalk. As one restaurant closed in 2006, restaurant operations were consolidated in the remaining restaurant and staff administratively approved SUP #2006-0114 to enlarge that area to accommodate up to 150 seats.

In 2013, inspectors found that the outdoor dining barriers were not placed according to King Street Outdoor Dining standards and the restaurant manager corrected the situation immediately. Since 2013, several code violations related to the improper disposal of trash have been registered as a result of resident complaints and pro-active inspections of the trash receptacles that the restaurant and hotel share at the southwest corner of the lot. These trash receptacles are stored within a fenced enclosure to screen them from the public right-of-way. In each case, the hotel and restaurant operators remedied the overflow of trash.

ADMINISTRATIVE ACTION – DEPARTMENT OF PLANNING AND ZONING:

Date: January 24, 2017
Action: Approved



Alex Dambach, Division Chief

Attachments: 1) Special Use Permit Conditions
2) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2016-0093

The owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. The special use permit shall only be granted to the applicant or to any corporation in which the applicant has a controlling interest. (P&Z) (SUP #2176-B)
2. **CONDITION AMENDED BY STAFF:** ~~The total number of indoor and outdoor seating seats shall be in the outdoor restaurant arcade shall not be increased beyond its present seating capacity of 150 seats.~~ (P&Z) (SUP #2176)
3. The hours during which the restaurant is open to the public shall be restricted to between 7:00 A.M. to 1:30 A.M., daily as requested by the applicant. (P&Z) (SUP #2176-B)
4. The hours during which the outdoor arcade is open to the public shall be restricted to between 7:00 A.M. to 10:30 P.M., daily. (P&Z) (SUP #2176-B)
5. No food, beverages, or other material shall be stored outside. (P&Z)(SUP #2176)
6. **CONDITION DELETED AND REPLACED WITH CONDITION 23:** ~~The trash and garbage shall be stored inside or in a dumpster. (P&CD) (SUP #2176) Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash and debris shall be allowed to accumulate on site outside of those containers. (P&Z) (SUP #2006-0114)~~
7. **CONDITION DELETED AND REPLACED WITH CONDITION 23:** ~~The trash and garbage shall be collected daily when the restaurant is open. (P&Z) (SUP #2176)~~

to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES) (SUP#2006-0048)

19. **CONDITION AMENDED BY STAFF:** Kitchen equipment, including floor mats, shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES) ~~(SUP#2006-0048)~~ (P&Z)
20. No amplified sound shall be audible at the property line. (P&Z)(SUP#2006-0048)
21. Meals ordered before the closing hour may be served, but no new patrons may be admitted, and no alcohol may be served, and all patrons must leave by one hour after the closing hour. (P&Z) (SUP#2006-0048)
22. On site alcohol is permitted; no off-premise alcohol sales are permitted. (P&Z) (SUP#2006-0048)
23. **CONDITION ADDED BY STAFF:** Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape, invasion by animals, or leaking. No trash and debris shall be allowed to accumulate on site outside of those containers. Outdoor containers shall be maintained to the satisfaction of the Directors of P&Z and T&ES, including replacing damaged lids and repairing/replacing damaged dumpsters. (P&Z)
24. **CONDITION ADDED BY STAFF:** The use must comply with the city's noise ordinance. Loudspeakers shall be prohibited from the exterior of the building, and no amplified sound shall be audible at the property line. (P&Z)
25. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact the Local Motion at localmotion@alexandriava.gov for information on establishing an employee transportation benefits program. (P&Z)
26. **CONDITION ADDED BY STAFF:** The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Local Motion at localmotion@alexandriava.gov for more information about available resources. (P&Z)
27. **CONDITION ADDED BY STAFF:** If used cooking oil is stored outside, the drum shall be kept securely closed with a bung when not receiving used oil, it shall be placed on secondary containment, and it shall be kept under cover to prevent rainwater from falling on it. (P&Z)

Angela K. Davis

From: Schonfeld, Jeremy <JSchonfeld@milbank.com>
Sent: Thursday, February 02, 2017 6:27 PM
To: Duncan Blair
Cc: Bernstein, Jayne
Subject: RE: The Alexandrian Hotel/Morrison House

You are authorize. Our clients have approved the new conditions and the SUPs.

Jeremy A. Schonfeld | Milbank
28 Liberty Street | New York, NY 10005-1413
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JSchonfeld@milbank.com | www.milbank.com

From: Duncan Blair [<mailto:dblair@landcarroll.com>]
Sent: Thursday, February 2, 2017 6:26 PM
To: Schonfeld, Jeremy <JSchonfeld@milbank.com>
Subject: Re: The Alexandrian Hotel/Morrison House

I can sign when authorized

Sent from my iPhone

On Feb 2, 2017, at 5:23 PM, Schonfeld, Jeremy <JSchonfeld@milbank.com> wrote:

Does the owner sign these or are these like the applications where you sign on behalf of owner?

Jeremy A. Schonfeld | Milbank
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T: +1 212.530.5307 | F: +1 212.822.5219
JSchonfeld@milbank.com | www.milbank.com

From: Duncan Blair [<mailto:dblair@landcarroll.com>]
Sent: Thursday, February 2, 2017 5:23 PM
To: Schonfeld, Jeremy <JSchonfeld@milbank.com>
Subject: Re: The Alexandrian Hotel/Morrison House

Are the coming back to me

Sent from my iPhone

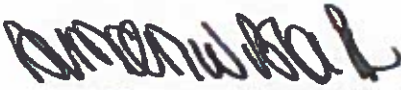
On Feb 2, 2017, at 5:14 PM, Schonfeld, Jeremy <JSchonfeld@milbank.com> wrote:

We just got the sign off. Thanks again.

SUP #2016-0093
480 King Street

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2016-0093. The undersigned also hereby agrees to obtain all applicable licenses and permits required for the restaurant at 480 King Street.



Applicant – Signature

February 3, 2017

Date

AB/FH ALEXANDRIAN HOTEL OWNER, LLC

Applicant – Printed

February 3, 2017

Date

by
Duncan W. Blair, Attorney for Applicant